

GREENVILLE CO. S. C.

FEB 22 2 36 PM '71  
MORTGAGE OF REAL ESTATE

BOOK 1181 PAGE 419

OLLIE FARNSWORTH  
R. M. C.  
State of South Carolina }  
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

We, Joseph C. Ryals and Mildred S. Ryals SEND GREETING:

WHEREAS, we the said Joseph C. Ryals and Mildred S. Ryals

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Two Thousand Nine Hundred and no/100 (\$ 2,900.00 ) Dollars,

with interest from the date hereof at the rate of eight per cent ( 8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Forty Two and 96/100 - - - - - (\$ 42.96 ) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Joseph C. Ryals and Mildred S. Ryals, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagors in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, located on the Northern side of Piedmont Ave., being a small strip of land triangular in shape and having the following metes and bounds:

BEGINNING at a point on the Northern side of Piedmont ave. at the corner of lot heretofore conveyed to us by W. E. Coleman and Thelma C. Coleman by deed recorded in deed book 640 page 178, shown as P. 3-1-4.5 on Block Books and thence S. 82-00 W., 34.5 feet along the Northern side of Piedmont Ave. to corner of lot conveyed by W. E. and Thelma C. Coleman to B. F. and Dorothy Keller by deed recorded in deed book 521 page 9, nowor formerly property of Paul M. Vernon, shown as P. 3-1-4.4 on Block Books; thence in a northerly direction along the line of the property heretofore conveyed to Keeler 110 feet more or less to a point on the line of Southern Worsted Mills, joint corner of Ryals; thence along the line of Ryals about 125 feet more or less to a point on the Northern side of Piedmont Ave. and the beginning corner, and being shown as all of lot number P. 3-1-4 on the Block Books of Greenville County. Being all of the property located between us and lot mentioned above conveyed to B. F. and Dorothy Keeler.

This is given for the purpose of correcting deed heretofore given by W. E. Coleman and Thelma C. Coleman to us recorded in Deed Book 640 page 178, and should have been included therein.

ALSO: All that certain lot on the northern side of Piedmont Avenue Extension, in the village of Piedmont Park, having the following courses, to wit:

BEGINNING at an iron pin on the north side of said Avenue on line of Southern Worsted Corporation, and running thence along said avenue, N. 63.30 W. 123.5 feet, more or less, to iron pin, corner of Keller lot; thence along the line of Keeler's lot approximately 100 feet to line of Southern Worsted Corporation; thence along said line N. 63.36 E. 109 feet to concrete monument; thence along line of Southern Worsted Corporation, S. 13.45 E. 210.9 feet to the beginning corner, and being the home lot of the said Joseph C. Ryals and Mildred S. Ryals, and being described in deed to Joseph C. Ryals et al, which deed is recorded in deed book 640 page 178, Greenville, County R. M. C. Office as follows:

ALSO: All that piece, parcel or lot of land in Greenville County, Chick Springs

(CONTINUED)